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**SUBMISSIONS ON TE TAI O POUTINI PLAN**  
Under Clause 6 of the First Schedule of the Resource Management Act 1991

**To:** West Coast Regional Council  
PO Box 66  
Greymouth

**By email:** [info@tpp.nz](mailto:info@tpp.nz)

**Submitter:** Birchfield Coal Mines Ltd

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## **1. Submitters**

- 1.1 On behalf of Birchfield Coal Mines Ltd (the submitter), I submit on the proposed Te Tai o Poutini Plan (the Proposed Plan).
- 1.2 The submitter could not gain an advantage in trade competition through this submission.
- 1.3 The submitter owns multiple land holdings in the West Coast Region, and in addition has numerous Resource Consents, Minerals Permits, Coal Mining Licences, Ancillary Coal Mining Licences and other lawfully established and operating activities.
- 1.4 This submission covers all of the Proposed Plan, and in particular those provisions which affect the submitter and its businesses.
- 1.5 The reasons for the submission and the relief sought are set out below and comprehensive provision by provision detail is included in the attached table in the template provided by the West Coast Regional Council.
- 1.6 The suggested revisions do not limit the generality of the reasons for the submission.
- 1.7 The submitter wishes to be heard in support of this submission.
- 1.8 The submitter will consider presenting a joint case with others presenting similar submissions.

## **2. Background to the submission**

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- 2.1 Birchfield Coal Mines Limited (Birchfield Coal) is a family owned and operated coal mining company based on the West Coast. Birchfield Coal owns and operates two active opencast coal mines - Giles Creek and Strongman. It has the Island Block Mine in Care and Maintenance and the Strongman East Mine under active development.
- 2.2 Birchfield Coal also operates two alluvial gold mines within the West Coast Region.
- 2.3 The variety in coal mined from Birchfield Coal operations mean the submitters can produce a variety of different blends that are suitable for a wide range of use. The company supplies coal to the South Island domestic market. This consists of hospitals, schools, dairy factories, swimming pools, aged care facilities and numerous smaller horticultural businesses meaning the business is an important contributor in ensuring businesses in various industries across the South Island can operate.
- 2.4 In 2017 the submitter acquired several Solid Energy New Zealand assets, with a number of these assets including rehabilitation liabilities. Work continues to ensure these sites are appropriately rehabilitated to meet high environmental standards.
- 2.5 The submitter also operates several coal distributions centres across the West Coast and the wider South Island. This includes the Reefton, Mai Mai, Ikamatua, Rocky Creek and Kaiata sites.
- 2.6 Birchfield Coal is of regional and South Island importance given the dependence that a number of industries and individuals have on this steady supply of quality coal. It is of regional importance as an employer, contributing significantly to the economic and social wellbeing of its over 90 staff across the region.
- 2.7 Birchfield Coal are working with the New Zealand Institute for Minerals to Materials Research to develop alternative uses for coal, which result in no CO<sub>2</sub> emissions and would extend the demand for coal products beyond any proposed phase out of coal use by the New Zealand Government. This demonstrates that the importance of coal mining to the West Coast region and further afield will endure and must be provided for in any regulatory documents affecting development in the region.
- 2.8 The submitters have land or other interests which are located within the General Rural Zone, Industrial Zone, Open Space Zone, Mineral Extraction Zone. Their interests are affected by multiple overlays, including Outstanding Natural Landscapes, Significant Natural Areas, Outstanding Coastal Natural Character, Coastal Environment, Sites and Areas of Significance to Maori.

### **3. Summary of submission**

- 3.1 The submitters have carefully considered the Proposed Plan, and support a number of provisions which generally align with the provisions that the submitters were consulted on during the pre-notification phase of the Proposed Plan development. However, some provisions have been included which were not consulted upon, and which affect the application of the provisions which were consulted on. These include the overlay chapters, including Outstanding Natural Landscapes, Significant Natural Areas, Outstanding Coastal Natural Character, Coastal Environment, Sites and Areas of Significance to Maori.
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- 3.2 As a result, the Proposed Plan contains provisions which are restrictive, and in some cases prohibitive, for both current and future mining operations. Where zone frameworks provide for a more enabling framework, some overlays override the zone provisions which were consulted on.
- 3.3 Minerals extraction activities (and prospecting and exploration) are limited geographically. They only occur where a resource exists, and thus have functional and operational requirements to operate within the Proposed Plan overlays. Including Outstanding Natural Landscapes and Outstanding Coastal Natural Character and Significant Natural Areas. National planning documents and policy statements recognise the functional and operational need for some fixed-in-location activities to occur, usually subject to applying an effects management hierarchy, despite being located in areas that may otherwise be protected. The current wording of the Proposed Plan does not adequately provide for this. Multiple submission points have been made to address this.
- 3.4 The submitter considers that the Proposed Plan does not give effect to the enabling framework set by the recent West Coast Regional Policy Statement 2020 (RPS), which provides for economic development and activity, while also seeking to protect the environment. The RPS also seeks to avoid unnecessary duplication of regulation between the District and Regional Councils, and the submitter notes that there are a number of provisions throughout the plan which seek to manage the effects of odour, dust and water quality, which do not achieve this intent.
- 3.5 The submission seeks specific relief to ensure there is a consenting pathway for the submitters' current and future mining operations, and recognition of the significance of the mining industry to the West Coast Region as it underpins economic and social wellbeing. Mining and the industries which support it provide job stability and high wage employment, retention of talent and people, foster social connections and are a vital component of the West Coast community. The Proposed Plan needs to support this industry, as the preceding three District Plans have done for the past 15 years.
- 3.6 The submission supports aspects of the Proposed Plan which recognise the importance of the mining industry, and seeks amendments to aspects which are problematic or restrictive.
- 3.7 The submitter is concerned at the accuracy of the planning maps in relation to the overlays, including Outstanding Natural Landscapes and Outstanding Coastal Natural Character. It is clear in many cases that these mapping lines are arbitrary and require review and amendment. Such overlays should not encroach on existing industrial activities, because by default these sites are already highly modified and lacking sufficient natural character to be classified as outstanding.

#### **4. Reasons for the submission**

- 4.1 The submitters primary concern with making a submission on the Proposed Plan is to ensure that the significance its activities to the West Coast Region is expressly recognised, and that these activities are able to operate efficiently and effectively (and in a way which its functional and operational needs are recognised), including through securing resource consents as appropriate.
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4.2 Some specific reasons for each of the provisions where relief is sought are also enclosed in the table attached as Appendix 1 to this submission.

## 5. Relief sought

5.1 The submitter seeks any and all relief required to give effect to the matters raised in this submission and in Appendix 1, including as affected by introduced national environmental standards and national policy statements. Relief sought specifically includes but is not limited to the relief sought enclosed in the table attached as Appendix 1 to this submission.

5.2 Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission and in Appendix 1, and to address any matters affected by introduced by national environmental standards and national policy statements.

Signed on behalf of **Birchfield Coal Mines Ltd**

A handwritten signature in black ink, appearing to read 'Phil McKinnel', with a stylized, flowing script.

Phil McKinnel  
Chief Executive Officer



**Submitter name:** Birchfield Coal Mines Ltd  
**Contact person:** Kate McKenzie, Principal Planner, TPRL  
**Contact email:** info@tpri.co.nz

**Instructions:** This spreadsheet template has been made available to assist submitters wishing to make submissions on a significant number of provisions in the Proposed Plan.

If you are using this spreadsheet, please also complete a submission form with the details of the submitter. This can be done by either:

1. downloading and completing a submission form from the Council's website and lodging the form and this spreadsheet via email to info@tppp.nz; or
2. using the online submission tool accessible from the Council's website to upload this document as a supporting document. If you choose this method, please add one submission point to your online submission and select [General] as the Plan Section and [General] as the Provision.

To add your submission points to this spreadsheet, please scroll to the relevant Plan Section and click the '+' symbol to expand the group to show all of the provisions within that section. In the row containing the provision you wish to submit on, select one of the options from the Support/oppose column (click in the relevant cell and an arrow button will appear that presents a dropdown list). Add the reasons and the decision you seek in the next two columns. Please ensure you add both reasons and decision sought as these are an important part of your submission. If you are asking for a new provision to be added to a section, please include that in the row for the first provision in that section (the spreadsheet does not allow new rows to be added). Similarly, if you wish to make a submission that relates to a whole section of the Plan, please include that in row for the first provision in that section.

If you require any assistance with using this spreadsheet, please contact the District Plan team at info@tppp.nz.

Plan section	Provision	Support Oppose	Reasons	Decision sought
<b>[General]</b>				
[General]	[General]			
<b>Whole Plan</b>				
Whole Plan	Whole plan	Neutral	To enable alternative relief which may give effect to the matters in the submission.	Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission.
<b>Introduction Section</b>				
Introduction	Introduction			
Introduction	Mihi			
Introduction	He Mihi			
			This section of the Proposed Plan sets out the history of the three districts that comprise the West Coast region, and highlight the strong history of mining, and current reliance on mining as a key industry in each of the districts.	
Introduction	Description of the Districts	Support		Retain as notified.
<b>How The Plan Works Section</b>				
How The Plan Works	How The Plan Works			
How The Plan Works	Satutory Context			
How The Plan Works	Figure 1 RMA Plan relationships			
How The Plan Works	Figure 2 RMA responsibilities and where they have effect			
How The Plan Works	Te Tiriti o Wāitangi (Treaty of Waitangi) and the Resource Management Act			
How The Plan Works	General Approach			
How The Plan Works	Table 1: Classes of Activities			
How The Plan Works	Step 1 - Check the planning maps			
How The Plan Works	Step 2 - Locate the relevant zone rules			
How The Plan Works	Step 3 - Locate the relevant district-wide rules			
How The Plan Works	Step 4 - Check the relevant standards			
How The Plan Works	Step 5 - Apply for resource consent			
How The Plan Works	Table 2: National Environmental Standards and rules in Te Tai o Poutini Plan			
How The Plan Works	Notification			
How The Plan Works	Information to be submitted with resource consents			
How The Plan Works	Legal effect of Rules			
How The Plan Works	Cross Boundary Matters			
How The Plan Works	Management of Cross Boundary Matters			
How The Plan Works	Relationships between spatial layers			
How The Plan Works	Spatial layer name			
How The Plan Works	Zone			
How The Plan Works	Overlay			
How The Plan Works	Precinct			
How The Plan Works	Specific controls			
How The Plan Works	Development area			
How The Plan Works	Designation			
How The Plan Works	Heritage Order			
How The Plan Works	Residential Zone Descriptions			
How The Plan Works	General Residential Zone			
How The Plan Works	Large Lot Residential Zone			
How The Plan Works	Medium Density Residential Zone			
How The Plan Works	Residential Zones			
How The Plan Works	Rural Zone Descriptions			
How The Plan Works	General Rural Zone			
How The Plan Works	Rural Lifestyle Zone			
How The Plan Works	Settlement Zone			
How The Plan Works	Rural Zones			
How The Plan Works	Commercial and Mixed Use Zone Descriptions			
How The Plan Works	Commercial Zone			
How The Plan Works	Mixed Use Zone			
How The Plan Works	Neighbourhood Centre Zone			
How The Plan Works	Town Centre Zone			
How The Plan Works	Commercial and Mixed Use Zones			
How The Plan Works	Industrial Zone Descriptions			
How The Plan Works	General Industrial Zone			
How The Plan Works	Heavy Industrial Zone			
How The Plan Works	Light Industrial Zone			
How The Plan Works	Industrial Zones			
How The Plan Works	Special Purpose Zone Descriptions			
How The Plan Works	Airport Zone			
How The Plan Works	Buller Coalfield Zone			
How The Plan Works	Future Urban Zone			
How The Plan Works	Hospital Zone			
			The purpose of the Mineral Extraction Zone is to reflect that mineral extraction and ancillary activities are the dominant use, and to enable those activities as the areas subject to this zone have been assessed as appropriate for mineral extraction.	Amend the explanation of the Mineral Extraction Zone as follows: Areas where mineral extraction and ancillary activities are <u>enabled and</u> expected to be the predominant use.
How The Plan Works	Mineral Extraction Zone	Amend		
How The Plan Works	Māori Purpose Zone			
How The Plan Works	Port Zone			
How The Plan Works	Stadium Zone			
How The Plan Works	Scenic Visitor Zone			
How The Plan Works	Special Purpose Zones			
How The Plan Works	Open Space and Recreation Zone Descriptions			
How The Plan Works	Natural Open Space Zone			
How The Plan Works	Open Space Zone			
How The Plan Works	Sport and Active Recreation Zone			
How The Plan Works	Open Space and Recreation Zones			
How The Plan Works	Precincts			
How The Plan Works	Greyouth Town Centre Precinct			
How The Plan Works	Hokitika Town Centre Precinct			
How The Plan Works	Reefton Town Centre Precinct			
How The Plan Works	Westport Town Centre Precinct			
How The Plan Works	Settlement Centre Precinct			
How The Plan Works	Rural Residential Precinct			
How The Plan Works	Coastal Settlement Precinct			
How The Plan Works	Community Living Precinct			
How The Plan Works	Overlays			
How The Plan Works	Rifle Range Protection Areas			
How The Plan Works	Airport Approach Paths			



Interpretation	HOMESTAY			
Interpretation	INDIGENOUS VEGETATION CLEARANCE			
Interpretation	INDUSTRIAL ACTIVITY	Support	The submitter supports the inclusion of the definition of industrial activity from the National Planning Standards.	Retain as notified.
Interpretation	INFRASTRUCTURE			
Interpretation	INTENSIVE INDOOR PRIMARY PRODUCTION			
Interpretation	IWI/PAPATIPU RŪNANGA MANAGEMENT PLAN			
Interpretation	Laeq			
Interpretation	LAF(max)			
Interpretation	LAKE			
Interpretation	LAND DISTURBANCE			
Interpretation	LARGE SCALE			
Interpretation	LAWFULLY ESTABLISHED			
Interpretation	MAIN STREET FRONTAGE			
Interpretation	MAINTENANCE			
Interpretation	MĀORI LAND			
Interpretation	MĀORI PURPOSE ACTIVITIES			
Interpretation	MINERAL			
Interpretation	MINERAL EXPLORATION	Amend	Birchfield Coal Mines Ltd supports the inclusion of the mineral exploration definition, however the definition should provide for ancillary activities which are reasonably necessary to occur. An amendment is proposed to enable this.	<del>has the same meaning as in the Crown Minerals Act 1991 (as set out below)</del> ... includes any drilling, dredging or excavations (whether surface or subsurface) and any ancillary activities that are reasonably necessary to determine the nature and size of a mineral deposit.
Interpretation	MINERAL EXTRACTION	Amend	The definition of 'Mineral Extraction' is supported. However, the submitter seeks the inclusion of indigenous vegetation clearance/vegetation clearance.	... and includes ancillary activities such as earthworks, <u>indigenous vegetation clearance/vegetation clearance</u> , landscaping and rehabilitation works ...
Interpretation	MINERAL EXTRACTION MANAGEMENT PLAN			
Interpretation	MINERAL PROSPECTING	Amend	The submitter supports the inclusion of the mineral prospecting definition, however the definition should provide for ancillary activities which are reasonably necessary to occur. An amendment is proposed to enable this.	<del>has the same meaning as in the Crown Minerals Act 1991 (as set out below)</del> ... iii. Taking samples by hand or hand held methods; and iv. Taking small samples offshore by low-impact mechanical methods; and v. <u>ancillary activities reasonably necessary to identify land likely to contain mineral deposits or occurrences.</u>
Interpretation	MINIMUM LOT SIZE			
Interpretation	MINOR RESIDENTIAL UNIT			
Interpretation	NATIONAL GRID			
Interpretation	NATIONAL GRID SUBDIVISION CORRIDOR			
Interpretation	NATIONAL GRID YARD			
Interpretation	NATURAL HAZARD MITIGATION ACTIVITIES			
Interpretation	NATURAL HAZARD MITIGATION STRUCTURE			
Interpretation	NET SITE AREA			
Interpretation	NETWORK UTILITY OPERATOR			
Interpretation	NOISE			
Interpretation	NOTIONAL BOUNDARY			
Interpretation	OFFICIAL SIGN			
Interpretation	OPEN SPACE MANAGEMENT PLAN			
Interpretation	OPERATIONAL NEED	Support	Birchfield Coal Mines supports the inclusion of the National Planning Standards definition of Operational Need.	Retain as notified.
Interpretation	OUTDOOR LIVING SPACE			
Interpretation	OUTSTANDING COASTAL ENVIRONMENT			
Interpretation	OVERLAY CHAPTER			
Interpretation	PAPAKĀINGA			
Interpretation	PAPATIPU RŪNANGA			
Interpretation	PARKS FACILITIES			
Interpretation	PARKS FURNITURE			
Interpretation	POINT STRIP			
Interpretation	PORT ACTIVITIES			
Interpretation	POUTINI NGĀI TAHU			
Interpretation	POUTINI NGĀI TAHU ACTIVITIES			
Interpretation	RECREATION ACTIVITY			
Interpretation	RECONSTRUCTION			
Interpretation	RELOCATED BUILDING			
Interpretation	RELOCATION			
Interpretation	RENEWABLE ELECTRICITY GENERATION			
Interpretation	RENEWABLE ELECTRICITY GENERATION ACTIVITIES			
Interpretation	REPOSITIONING			
Interpretation	RESEARCH ACTIVITY			
Interpretation	RESIDENTIAL ACTIVITY			
Interpretation	RESIDENTIAL BUILDING			
Interpretation	RESIDENTIAL UNIT			
Interpretation	RETAIL ACTIVITY			
Interpretation	RETIREMENT VILLAGE			
Interpretation	REVERSE SENSITIVITY			
Interpretation	RIPARIAN MARGIN			
Interpretation	RIVER			
Interpretation	ROOT PROTECTION AREA			
Interpretation	RURAL INDUSTRY			
Interpretation	SENSITIVE ACTIVITY			
Interpretation	SHARED PATHWAY			
Interpretation	SIGN			
Interpretation	SIGNIFICANT ELECTRICITY DISTRIBUTION LINE			
Interpretation	SIGNIFICANT NATURAL AREA			
Interpretation	SITE			
Interpretation	SMALL SCALE			
Interpretation	STADIUM ACTIVITY			
Interpretation	STORMWATER			
Interpretation	STRUCTURE			
Interpretation	STRUCTURE PLAN			
Interpretation	SUBSTATION (DISTRIBUTION)			
Interpretation	SUBSTATION (ZONE)			
Interpretation	SUPPORTED RESIDENTIAL ACCOMMODATION			
Interpretation	TEMPORARY ACTIVITY			
Interpretation	TEMPORARY MILITARY TRAINING ACTIVITY			
Interpretation	TRADE RETAIL AND TRADE SUPPLIERS	Support in part	The inclusion of this definition is supported, but in the context of the West Coast Region, this should include firewood and coal supplies. The submitter sells these supplies from their Kaiata Yard and this type of commercial activity is permitted within the Light Industrial Zone if the commercial activity meets the definition of trade retail and trade suppliers.	Amend the definition of trade retail and trade suppliers as follows:  means a commercial activity involving sales to businesses, institutional customers and the general public, with a focus on supplying goods in one or more of the following categories:  automotive and marine supplies; building supplies; farming and agricultural supplies; garden and patio supplies; hire services; <u>firewood and coal supplies;</u> and industrial clothing and safety equipment.
Interpretation	TRANSMISSION LINES			
Interpretation	UNOCCUPIED BUILDING			
Interpretation	UPGRADING			
Interpretation	URBAN ZONE			
Interpretation	VEHICLE CROSSING			
Interpretation	VISITOR ACCOMMODATION			
Interpretation	WATERBODY			
Interpretation	WETLAND			

Glossary Section

Abbreviations Section

National Direction Instruments Section

Tangata Whenua Section

PART 2 - DISTRICT WIDE MATTERS Section

PART 2 - DISTRICT WIDE MATTERS

PART 2 - DISTRICT WIDE MATTERS

Strategic Direction Section

STRATEGIC DIRECTION

Strategic Direction			The submitter supports the overview, and in particular the requirement for all other objectives and policies in all other chapters of the Plan are to be read and achieved in a manner consistent with the strategic directions, and that strategic objectives may require specific consideration and application to resource consent applications.	Support	Retain as notified.
Strategic Direction	Strategic Directions Overview				
Strategic Direction	AG				
Strategic Direction	Agriculture				
Strategic Direction	Agriculture Strategic Objectives				
Strategic Direction	AG - O1				
Strategic Direction	AG - O2				
Strategic Direction	CR				
Strategic Direction	Connections and Resilience				
Strategic Direction					Include a new objective in the Connections and Resilience section (move from Transport Section) as follows:
Strategic Direction	Connections and Resilience Strategic Objectives		The Strategic Directions in the Proposed Plan do not recognise the critical importance of land transport infrastructure in servicing communities and providing for economic activity. The importance of land transport should be appropriately recognised.	Amend	<u>"To recognise and provide for the critical role land transport infrastructure plays in supporting communities including emergency services, and economic activity on the West Coast/Te Tai o Poutini."</u>
Strategic Direction	CR - O1				
Strategic Direction	CR - O2				
Strategic Direction	CR - O3				
Strategic Direction	CR - O4				
Strategic Direction	MIN				
Strategic Direction	Mineral Extraction				
Strategic Direction	MIN - O1		This objective recognises and provides for mining, and seeks to avoid duplication of regulation, which is a critical component of the West Coast economy.	Support	Retain as notified.
Strategic Direction	MIN - O2		This objective recognises that mineral extraction, prospecting and exploration occur throughout a number of proposed zones, including Rural and Open Space Zones.	Support	Retain as notified.
Strategic Direction	MIN - O3		This objective recognises that minerals only occur in certain locations, and therefore require consenting pathways where other activities may be considered inappropriate. This is being recognised in national policy statements and national environmental standards, and should be reflected in the Proposed Plan.	Support	Retain as notified.
Strategic Direction	MIN - O4		This objective seeks to protect mineral extraction activities from reverse sensitivity effects. While the objective is supported, there is concern about the use of the word "existing", because this may preclude consideration of effects on Minerals Extraction Zones where activity is not currently occurring but anticipated by the Proposed Plan.	Support in part	Amend the objective as follows: "To ensure that new subdivision, use and development does not compromise <del>existing</del> mineral extraction activities, including through reverse sensitivity to effects such as dust, noise and traffic generation."
Strategic Direction	MIN - O5				
Strategic Direction	MIN - O6		This objective recognises that there may be effects associated with mining, and provides for the effects to be avoided, remedied or mitigated.	Support	Retain as notified.
Strategic Direction	NENV				
Strategic Direction	Natural Environment				
Strategic Direction	Natural Environment Strategic Objectives				
Strategic Direction	NENV- O1				
Strategic Direction	NENV- O2				
Strategic Direction					Amend NENV - O3 as follows:
Strategic Direction	NENV - O3		This objective recognises the fact that the West Coast has a large proportion of land protected by virtue of being public conservation land and being subject to additional controls to protect flora and fauna. The objective should also recognise the fixed-in-location nature of minerals extraction, and the fact that sometimes these locations coincide with significant areas.	Support in part	"To recognise: a.The substantial contribution to the protection of natural environment values that is made by the existence of public conservation land in protecting significant areas, habitats and features; b.The <u>functional and operational</u> need for infrastructure and <u>mineral extraction activities</u> to sometimes be located in significant areas; and c.The need to support the ethic of stewardship and to consider the positive effects of the conservation estate in achieving the requirements of the RMA. Amend NENV - O4 as follows:
Strategic Direction	NENV - O4		This objective suggests that some areas of the West Coast <u>must</u> be protected, which is directive.	Oppose in part	"To clearly identify: a.Unique and important natural environment areas and features on the West Coast/Te Tai o Poutini which <u>require a greater degree of protection must be protected</u> ; and b.Areas where subdivision, use and development to enable community economic, cultural and social wellbeing can be sustainably managed."
Strategic Direction	POU				
Strategic Direction	Poutini Ngāi Tahu				
Strategic Direction	Poutini Ngāi Tahu Strategic Objectives				
Strategic Direction	POU - O1				
Strategic Direction	POU - O2				
Strategic Direction	POU - O3				
Strategic Direction	POU - O4				
Strategic Direction	Poutini Ngāi Tahu Strategic Policies				
Strategic Direction	POU - P1				
Strategic Direction	POU - P2				
Strategic Direction	POU - P3				
Strategic Direction	POU - P4				
Strategic Direction	POU - P5				
Strategic Direction	POU - P6				
Strategic Direction	POU - P7				
Strategic Direction	POU - P8				
Strategic Direction	POU - P9				
Strategic Direction	POU - P10				
Strategic Direction	TRM				
Strategic Direction	Tourism				
Strategic Direction	Tourism Strategic Objective				
Strategic Direction	TRM - O1				
Strategic Direction	UFD				
Strategic Direction	Urban form and development				
Strategic Direction	Urban Form and Development Strategic Objective				
Strategic Direction	UFD - O1				

Energy Infrastructure and Transport Section

Energy Infrastructure and Transport

Energy Infrastructure and Transport

Energy Section

Infrastructure Section



Transport Section

Transport TRN
Transport Transport
Transport Overview
Transport Other relevant Te Tai o Poutini Plan provisions

Additional objectives are sought which seek to enable the efficient and effective operation of the transport network and which will protect land transport infrastructure from incompatible development. This will give effect to the West Coast Regional Policy Statement (RPS) which refers to regionally significant infrastructure and the need to enable its safe and efficient operation and protect infrastructure from reverse sensitivity effects. Without such an objective the Proposed Plan may not be giving effect to the RPS.
Support in part
This objective is strongly supported, however given the significance of the land transport infrastructure network to the local economy and communities, this objective should be located in the Strategic Directions chapter.

Include two new objectives in the Transport objectives as follows:
To provide for the safe, effective and efficient operation and use of land transport infrastructure to enable the movement of goods and people across the region.
Land transport corridors and land transport infrastructure are protected from incompatible land use activities and subdivision development, where these are defined as critical infrastructure.
Retain, but move to CONNECTIONS AND RESILIENCE under STRATEGIC DIRECTIONS. Include an additional objective within the Transport chapter which similarly recognises the importance of protecting the land transport infrastructure.

Transport TRN - 01
Transport TRN - 02
Transport TRN - 03
Transport TRN - 04
Transport TRN - 05

This introduces the requirement to consider amenity effects of land transport infrastructure, which is not required by current District Plans on the West Coast, and is contrary to CR - O2. Previous plans made road noise permitted/not applicable when considering resource consents beyond the immediate application site area. Housing has typically been built very close to roads on the West Coast, including the State Highway network, and such a requirement could significantly restrict the movement of people and goods across the region. There are few viable alternatives to land transport, and every aspect of the West Coast economy relies on it.
Delete objective TRN - O2, or alternatively amend as follows:
To provide for the safe and efficient operation of land transport infrastructure, while managing adverse effects on the surrounding environment.
Amend objective TRN - O3 as follows:
As above, this introduces the requirement to consider amenity effects of land transport infrastructure, which is not required by current District Plans on the West Coast, and is contrary to CR - O2. This objective can be retained, with deletion of the reference to amenity.
To enable accessibility, safety and connectivity of land transport infrastructure and consider the amenity of all transport users, including pedestrians and cyclists.

Transport Transport Policies
Amend
The current policies do not adequately protect or enable vital land transport links. An additional policy is required to give effect to CR - O2.
Include an additional policy as follows:
Recognise, protect and enable the function of land transport infrastructure to ensure the safe and efficient movement of people and goods.
Amend TRN - P1 as follows:
The road and rail networks shall;
This policy requires amenity effects of road and rail networks to be minimised, and is contrary to CR - O2. Because existing housing is located in close proximity to roads, this aspect of the policy would be difficult for many activities to achieve.
a. Be maintained or enhanced to provide safe and efficient transportation;
b. Consider the needs of all transport users and modes of transport; and
c. Minimise effects on adjoining properties including the impacts of vibration, noise and glare.

Transport TRN - P1
Transport TRN - P2
Transport TRN - P3
Transport TRN - P4
Transport TRN - P5
Transport TRN - P6
Transport TRN - P7
Transport TRN - P8
Transport TRN - P9
Transport Transport Rules
Transport Advice Notes:
Transport Permitted Activities
Transport TRN - R1
Transport TRN - R2
Transport TRN - R3
Transport TRN - R4
Transport TRN - R5
Transport TRN - R6
Transport Restricted Discretionary Activities
Transport TRN - R7
Transport TRN - R8
Transport TRN - R9
Transport TRN - R10
Transport TRN - R11
Transport TRN - R12
Transport Discretionary Activities
Transport TRN - R13
Transport TRN - R14

HAZ - Hazards and Risks Section

HAZ - Hazards and Risks

Contaminated Land Section

Hazardous Substances Section

Hazardous Substances HS
Hazardous Substances Hazardous Substances
Hazardous Substances Overview
Hazardous Substances Hazardous Substances Objectives
Hazardous Substances HS - O1
Hazardous Substances Hazardous Substances Policies
Hazardous Substances HS - P1
Hazardous Substances HS - P2

Hazardous Substances HS - P3
Hazardous Substances HS - P4
Hazardous Substances NH
Hazardous Substances Natural Hazards
Hazardous Substances Natural Hazards Objectives
Hazardous Substances NH - O1
Hazardous Substances NH - O2
Hazardous Substances NH - O3
Hazardous Substances NH - O4
Hazardous Substances NH - O5
Hazardous Substances NH - O6
Hazardous Substances Policies
Hazardous Substances NH - P1
Hazardous Substances NH - P2
Hazardous Substances NH - P3
Hazardous Substances NH - P4
Hazardous Substances NH - P5
Hazardous Substances NH - P6
Hazardous Substances NH - P7

Amend HS - P3 as follows:
This policy recognises that hazardous substances occur in certain locations, however does not reference the Minerals Extraction Zones. These zones often have a requirement for storage of reasonable quantities of fuel and other chemicals to enable daily operations.
Provide for the establishment and expansion of major hazard facilities within the Industrial, Port, Minerals Extraction and General Rural Zones, where adequate separation distances are maintained from sensitive activities and valued natural, cultural and historic heritage features.

Hazardous Substances	NH - P8
Hazardous Substances	NH - P9
Hazardous Substances	NH - P10
Hazardous Substances	NH - P11
Hazardous Substances	NH - P12
Hazardous Substances	NH - P13
Hazardous Substances	NH - P14
Hazardous Substances	Advice Notes:
Hazardous Substances	Rules - All Natural Hazard Overlays
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R1
Hazardous Substances	NH - R2
Hazardous Substances	NH - R3
Hazardous Substances	NH - R4
Hazardous Substances	Discretionary Activities
Hazardous Substances	NH - R5
Hazardous Substances	Rules - Flood Severe Overlay and Flood Susceptibility Overlay
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R6
Hazardous Substances	NH - R7
Hazardous Substances	NH - R8
Hazardous Substances	NH - R9
Hazardous Substances	NH - R10
Hazardous Substances	Restricted Discretionary Activities
Hazardous Substances	NH - R11
Hazardous Substances	NH - R12
Hazardous Substances	Discretionary Activities
Hazardous Substances	NH - R13
Hazardous Substances	Non-complying Activities
Hazardous Substances	NH - R14
Hazardous Substances	Rules - Earthquake Hazard Overlays - All
Hazardous Substances	Permitted Activities - All Earthquake Hazard Overlays
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R15
Hazardous Substances	Non-complying Activities
Hazardous Substances	NH - R16
Hazardous Substances	Prohibited Activities
Hazardous Substances	NH - R17
Hazardous Substances	Rules - Earthquake Hazard Overlay - 20m
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R18
Hazardous Substances	Non-complying Activities
Hazardous Substances	NH - R19
Hazardous Substances	Rules - Earthquake Hazard Overlay - 50m
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R20
Hazardous Substances	Restricted Discretionary Activities
Hazardous Substances	NH - R21
Hazardous Substances	Discretionary Activities
Hazardous Substances	NH - R22
Hazardous Substances	Non-complying Activities
Hazardous Substances	NH - R23
Hazardous Substances	Rules - Earthquake Hazard Overlay - 100m
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R24
Hazardous Substances	Restricted Discretionary Activities
Hazardous Substances	NH - R25
Hazardous Substances	Discretionary Activities
Hazardous Substances	NH - R26
Hazardous Substances	Rules - Earthquake Hazard Overlay - 150m
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R27
Hazardous Substances	Restricted Discretionary Activities
Hazardous Substances	NH - R28
Hazardous Substances	Discretionary Activities
Hazardous Substances	NH - R29
Hazardous Substances	Rules - Earthquake Hazard Overlay - 200m
Hazardous Substances	NH - R30
Hazardous Substances	Restricted Discretionary Activities
Hazardous Substances	NH - R31
Hazardous Substances	Discretionary Activities
Hazardous Substances	NH - R32
Hazardous Substances	Rules - Land Instability Overlay
Hazardous Substances	Restricted Discretionary Activities
Hazardous Substances	NH - R33
Hazardous Substances	Non-complying Activities
Hazardous Substances	NH - R34
Hazardous Substances	Rules - Lake Tsunami Hazard Overlay
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R35
Hazardous Substances	Restricted Discretionary Activities
Hazardous Substances	NH - R36
Hazardous Substances	Non-complying Activities
Hazardous Substances	NH - R37
Hazardous Substances	Rules for the Coastal Severe and Coastal Alert Overlays
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R38
Hazardous Substances	NH - R39
Hazardous Substances	NH - R40
Hazardous Substances	NH - R41
Hazardous Substances	Restricted Discretionary Activities
Hazardous Substances	NH - R42
Hazardous Substances	Discretionary Activities
Hazardous Substances	NH - R43
Hazardous Substances	Non-complying Activities
Hazardous Substances	NH - R44
Hazardous Substances	Coastal Setback Overlay
Hazardous Substances	Restricted Discretionary Activities
Hazardous Substances	NH - R45
Hazardous Substances	Non-complying Activities
Hazardous Substances	NH - R46
Hazardous Substances	Coastal Tsunami Overlay
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R47
Hazardous Substances	Discretionary Activities
Hazardous Substances	NH - R48
Hazardous Substances	Non-complying Activities
Hazardous Substances	NH - R49
Hazardous Substances	Hokitika Coastal Overlay
Hazardous Substances	Permitted Activities
Hazardous Substances	NH - R50
Hazardous Substances	Discretionary Activities
Hazardous Substances	NH - R51
Hazardous Substances	Westport Hazard Overlay
Hazardous Substances	Permitted Activities

Hazardous Substances NH - RS2  
 Hazardous Substances Discretionary Activities  
 Hazardous Substances NH - RS3

**HCV - Historical and Cultural Values Section**

**Historic Heritage Section**

**Notable Trees Section**

**Sites and Areas of Significance to Māori Section**

Sites and Areas of Significance to Māori SASM  
 Sites and Areas of Significance to Māori Sites and Areas of Significance to Māori  
 Sites and Areas of Significance to Māori Overview  
 Sites and Areas of Significance to Māori Sites and Areas of Significance to Māori Objectives  
 Sites and Areas of Significance to Māori SASM - O1  
 Sites and Areas of Significance to Māori SASM - O2  
 Sites and Areas of Significance to Māori SASM - O3  
 Sites and Areas of Significance to Māori Sites and Areas of Significance to Māori Policies  
 Sites and Areas of Significance to Māori Cultural Landscapes  
 Sites and Areas of Significance to Māori SASM - P1  
 Sites and Areas of Significance to Māori Identification and access to significant sites and areas  
 Sites and Areas of Significance to Māori SASM - P2  
 Sites and Areas of Significance to Māori SASM - P3  
 Sites and Areas of Significance to Māori SASM - P4  
 Sites and Areas of Significance to Māori Poutini Ngāi Tahu Roles  
 Sites and Areas of Significance to Māori SASM - P5

Amend SASM - P6 as follows:

Support in part Mineral extraction activities (or earthworks more generally) may cause unintentional disturbance/removal and the policy should be clarified to ensure that unintentional disturbance through mineral extraction for other resources is not captured by this policy. "Within the Pounamu and Aotea Management overlay, enable tino rangatiratanga and kaitiakitanga of the pounamu and aotea resource by Poutini Ngāi Tahu and avoid minimise the potential for the unintentional disturbance or removal of this resource by non-hapū members.

Sites and Areas of Significance to Māori SASM - P6  
 Sites and Areas of Significance to Māori Management of Activities on Identified Significant Sites and Areas  
 Sites and Areas of Significance to Māori SASM - P7  
 Sites and Areas of Significance to Māori SASM - P8  
 Sites and Areas of Significance to Māori SASM - P9  
 Sites and Areas of Significance to Māori Inappropriate Activities  
 Sites and Areas of Significance to Māori SASM - P10  
 Sites and Areas of Significance to Māori SASM - P11  
 Sites and Areas of Significance to Māori SASM - P12  
 Sites and Areas of Significance to Māori Appropriate Activities  
 Sites and Areas of Significance to Māori SASM - P13  
 Sites and Areas of Significance to Māori SASM - P14  
 Sites and Areas of Significance to Māori SASM - P15  
 Sites and Areas of Significance to Māori Sites and Areas of Significance to Māori Rules  
 Sites and Areas of Significance to Māori Advice Notes:  
 Sites and Areas of Significance to Māori Permitted Activities  
 Sites and Areas of Significance to Māori SASM - R1  
 Sites and Areas of Significance to Māori SASM - R2  
 Sites and Areas of Significance to Māori SASM - R3  
 Sites and Areas of Significance to Māori SASM - R4  
 Sites and Areas of Significance to Māori SASM - R5  
 Sites and Areas of Significance to Māori SASM - R6  
 Sites and Areas of Significance to Māori SASM - R7  
 Sites and Areas of Significance to Māori SASM - R8  
 Sites and Areas of Significance to Māori SASM - R9  
 Sites and Areas of Significance to Māori Controlled Activities  
 Sites and Areas of Significance to Māori SASM - R10  
 Sites and Areas of Significance to Māori Discretionary Activities  
 Sites and Areas of Significance to Māori SASM - R11  
 Sites and Areas of Significance to Māori SASM - R12  
 Sites and Areas of Significance to Māori SASM - R13  
 Sites and Areas of Significance to Māori SASM - R14  
 Sites and Areas of Significance to Māori Non-complying Activities

The submitter recognises the importance of the SASM to Te Runanga O Ngati Wae Wae and Te Runanga O Makaawhio and supports the establishment of these zones within the plan. Given the onerous nature of the Section 104D gateway tests for applicants when seeking a resource consent for a Non-Complying Activity - and the potential for mineral knowledge to develop over time, it is considered that the more appropriate activity status would be Discretionary. This would continue to recognise the importance of the SASM zone and while allowing a case by case assessment of resource consent applications with the full input of iwi. The current wording of this Rule would provide for the non-complying activity status to apply across the RURZ, OSRZ, SPZ and INZ. Activity Status **Non-Complying Discretionary**

Sites and Areas of Significance to Māori SASM - R15  
 Sites and Areas of Significance to Māori SASM - R16  
 Sites and Areas of Significance to Māori SASM - R17  
 Sites and Areas of Significance to Māori SASM - R18  
 Sites and Areas of Significance to Māori Prohibited Activities  
 Sites and Areas of Significance to Māori SASM - R19

Amend

**Natural Environment Values Section**

Natural Environment Values Natural Environment Values

**Ecosystems and Indigenous Biodiversity Section**

Ecosystems and Indigenous Biodiversity ECO  
 Ecosystems and Indigenous Biodiversity Ecosystems and Indigenous Biodiversity  
 Ecosystems and Indigenous Biodiversity Overview  
 Ecosystems and Indigenous Biodiversity Plantation Forestry  
 Ecosystems and Indigenous Biodiversity Strategic Objectives  
 Ecosystems and Indigenous Biodiversity Wetlands on the West Coast

Include an additional objective into Ecosystems and Indigenous Biodiversity as follows:

Ecosystems and Indigenous Biodiversity Ecosystems and Indigenous Biodiversity Objectives  
 Ecosystems and Indigenous Biodiversity ECO- O1

Amend

An additional objective is sought to give effect to NENV - O3, which recognises that vast tracts of land are afforded a greater degree of protection by virtue of being in public conservation land. "When considering resource consent applications which have effects on ecosystems and indigenous biodiversity, have regard to the protection afforded to other similar ecosystems and indigenous biodiversity within public conservation land."

Ecosystems and Indigenous Biodiversity ECO- O2  
 Ecosystems and Indigenous Biodiversity ECO- O3

Support

This objectie supports mineral extraction where values can be maintained.

Retain as notified.

Ecosystems and Indigenous Biodiversity ECO- O4  
 Ecosystems and Indigenous Biodiversity Ecosystems and Indigenous Biodiversity Policies  
 Ecosystems and Indigenous Biodiversity ECO - P1

Support

This objective supports the maintenance of the range and diversity of ecosystems on the West Coast.

Retain as notified.

			Amend ECO - P2 as follows:
			"Allow activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where:
			a.This is for a lawfully established activity; or b.It is for a Poutini Ngāi Tahu cultural purpose; or c.This is undertaken on Poutini Ngāi Tahu or Te Rūnanga o Ngāi Tahu land in accordance with an Iwi/Papatipu Rūnanga Management Plan; or d.The activity has a functional <u>or operational</u> need to be located in the area; e.The activity has no more than minor adverse effects on the significant indigenous vegetation or fauna habitat."
Ecosystems and Indigenous Biodiversity	ECO - P2	Support in part	This policy recognises that some activities have a functional need to be located within areas of significant indigenous vegetation or habitats of fauna, but should similarly recognise that activities may also have an operational need to locate within these areas.
Ecosystems and Indigenous Biodiversity	ECO - P3	Support in part	Subsections b and c are supported. Minerals extraction activities often provide the ability for restoration and rehabilitation of ecological corridors.
Ecosystems and Indigenous Biodiversity	ECO - P4		Retain subsections b and c as notified.
Ecosystems and Indigenous Biodiversity	ECO - P5		
			Amend ECO P6 as follows:
			"When assessing consents for subdivision, use and development, <del>avoid</del> activities <del>shall be designed and undertaken in a way that does not, which will:</del>
			a.Prevent an indigenous species or community being able to persist in their habitats within their natural range in the Ecological District; b.Result in a degradation of the threat status, further measurable loss of indigenous cover <del>(with the exception of Manuka and Kanuka) or disruption to ecological processes, functions or connections</del> in land environments in category one or two of the Threatened Environment Classification at the Ecological District level; and c.Result in a reasonably measurable reduction in the local population of threatened taxa in the Department of Conservation Threat Categories 1 – 3a -nationally critical, nationally endangered and nationally vulnerable."
Ecosystems and Indigenous Biodiversity	ECO - P6	Oppose in part	This policy contains language which is inconsistent with the same policy in th
			When assessing resource consents in areas of significant indigenous vegetation and significant habitats of indigenous fauna, consider the following matters:
			a.The necessity for the activity to provide for critical infrastructure or renewable electricity generation; b.Whether formal protection and active management of all or part of any area of significant indigenous vegetation or habitat will occur as part of the subdivision, use or development; c.The extent to which the proposed activity recognises and provides for Poutini Ngāi Tahu cultural and spiritual values, rights and interests; d.The cumulative effects of activities within or adjacent to any area of significant indigenous vegetation or habitat; e.The effects the activity may have on the introduction or spread of exotic weed species and pest animals both terrestrial and aquatic; f.The impacts on mahinga kai; g.The impact of the activity on the values of any area of significant indigenous vegetation or habitat, or threatened species and how any potential impact could be avoided, remedied or mitigated; h. <u>The functional or operational need for the activity to occur within areas of significant indigenous vegetation or significant habitats of indigenous fauna; and</u> i. <u>The appropriateness of any biodiversity offsetting or compensation in accordance with Policy 9 to offset any residual adverse effects that remain after avoiding, remedying and mitigating measures have been applied.</u>
Ecosystems and Indigenous Biodiversity	ECO - P7	Support in part	The policy recognises the need to provide for offsetting or compensation to
Ecosystems and Indigenous Biodiversity	ECO - P8	Support	The policy recognises the need to provide for offsetting or compensation to
Ecosystems and Indigenous Biodiversity	ECO - P9		Retain as notified.
Ecosystems and Indigenous Biodiversity	ECO - P10		
Ecosystems and Indigenous Biodiversity	Ecosystems and Indigenous Biodiversity Rules		
Ecosystems and Indigenous Biodiversity	Note:		
Ecosystems and Indigenous Biodiversity	Permitted Activities	Support	This permitted activity rule provides for a number of vegetation clearance ac
Ecosystems and Indigenous Biodiversity	ECO - R1	Oppose	Retain as notified.
Ecosystems and Indigenous Biodiversity	ECO - R2		This rule contains a very restrictive vegetation clearance requirement in the c
Ecosystems and Indigenous Biodiversity	Controlled Activities		Delete ECO - R2. Alternatively, set a higher vegetation clearance activity, such as 2,000m2 and allow any activity (not just residential, network utility, tracks etc) to carry out limited clearance works.
Ecosystems and Indigenous Biodiversity	ECO - R3		
Ecosystems and Indigenous Biodiversity	ECO - R4/SUB - R7		
Ecosystems and Indigenous Biodiversity	Restricted Discretionary Activities		
			Include functional and operational need in ECO - P7 as per relief sought above, and/or amend ECO - R5 as follows:
			Discretion is restricted to:
			a.Whether there are other regulations impacting the site that have meant the land is unable to be used for economic rural uses; b.Constraints imposed by functional or operational need of network utilities and critical infrastructure; c.Effects on habitats of any threatened or protected species; d.Effects on the threat status of land environments in category one or two of the Threatened Environments Classification; e.Effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems; f.Effects on the intrinsic values of ecosystems; g.Effects on recreational values of public land; <del>and</del> h.The matters outlined in Policies ECO - P6 and ECO - P7 ; <u>and</u> i. <u>The functional or operational need for the activity to locate within the area where indigenous vegetation clearance is proposed to occur.</u>
Ecosystems and Indigenous Biodiversity	ECO - R5	Support in part	The restricted discretionary activity status for indigenous vegetation clearan
Ecosystems and Indigenous Biodiversity	ECO - R6/SUB - R9		
Ecosystems and Indigenous Biodiversity	Discretionary Activities	Support	The discretionary activity status for vegetation clearance within the specified
Ecosystems and Indigenous Biodiversity	ECO - R7		Retain as notified.
Ecosystems and Indigenous Biodiversity	ECO - R8/SUB - R15		
Ecosystems and Indigenous Biodiversity	Non-complying Activities		
Ecosystems and Indigenous Biodiversity	ECO - R9/SUB - R27		
Ecosystems and Indigenous Biodiversity	ECO - R10		
Ecosystems and Indigenous Biodiversity	ECO - R11		
<b>Natural Features and Landscapes Section</b>			
Natural Features and Landscapes	NFL		
Natural Features and Landscapes	Natural Features and Landscapes		
Natural Features and Landscapes	Overview		
Natural Features and Landscapes	Plantation Forestry		
Natural Features and Landscapes	Other relevant Te Tai o Poutini Plan provisions		
Natural Features and Landscapes	Natural Features and Landscapes Objective		
Natural Features and Landscapes	NFL - O1		
Natural Features and Landscapes	Natural Features and Landscapes Policies		

			Amend NFL - P1 as follows:  a.Existing land uses and lawfully established activities including existing network utilities, energy activities, agricultural, horticultural and pastoral activities; b.Conservation activities; c.Recreational activities; d.Natural hazard mitigation activities; e.Operation, maintenance and upgrade of renewable electricity generation facilities; f.Operation, maintenance and upgrading of network infrastructure; g.Upgrading and/or new infrastructure and renewable electricity generation facilities where there is a functional need for it to be located in these areas; h.Poutini Ngāi Tahu uses; or i.The alteration, maintenance or removal of existing buildings or structures; j. <u>Activities with a functional or operational need to locate within these areas, including mineral extraction, exploration and prospecting.</u>
Natural Features and Landscapes	NFL - P1	Support in part	This policy is supported as it seeks to provide for activities to locate within
Natural Features and Landscapes	NFL - P2	Support	This policy is supported because it recognises that sometimes adverse effects may be retained as notified.
			Amend NFL P3 as follows:  Recognise that there are settlements, farms, <u>minerals extraction, exploration and prospecting</u> , and infrastructure located within outstanding natural landscapes or outstanding natural features and provide for new activities and existing uses in these areas where the values that contribute to the outstanding natural landscape or feature are not adversely affected.
Natural Features and Landscapes	NFL - P3	Support in part	This policy is supported, however it should also include minerals extraction,
Natural Features and Landscapes	NFL - P4		to the outstanding natural landscape or feature are not adversely affected.
			Amend NFL P5 as follows:  Minimise adverse effects on outstanding natural landscapes and outstanding natural features by considering the following matters when assessing proposals for land use or subdivision:  a.The scale of modification to the landscape; b.Whether the proposal is located within a part of the outstanding natural feature or outstanding natural landscape that has capacity to absorb change; c.Whether the proposal can be visually integrated into the landscape and whether it would break the skyline or ridgelines; d.The temporary, <u>short term</u> or permanent nature of any adverse effects;
Natural Features and Landscapes	NFL - P5	Support in part	This policy is supported, however should be amended to include consideration of
Natural Features and Landscapes	NFL - P6		
Natural Features and Landscapes	NFL - P7		
Natural Features and Landscapes	Permitted Activities		
Natural Features and Landscapes	NFL - R1		
Natural Features and Landscapes	NFL - R2		
Natural Features and Landscapes	NFL - R3		
Natural Features and Landscapes	NFL - R4		
Natural Features and Landscapes	NFL - R5		
			Amend NFL - R6 as follows:  Earthworks, <u>excluding minerals extraction, exploration and prospecting activities</u> , within an Outstanding Natural Landscape described in Schedule Five or Outstanding Natural Feature described in Schedule Six ...  Alternatively, amend the definition of earthworks to specifically exclude minerals extraction, exploration and prospecting activities so that these rules do not apply to these activities.
Natural Features and Landscapes	NFL - R6	Oppose in part	Because the definition of Earthworks does not specifically exclude minerals
Natural Features and Landscapes	NFL - R7		
Natural Features and Landscapes	NFL - R8		
Natural Features and Landscapes	Controlled Activities		
Natural Features and Landscapes	NFL - R9		
Natural Features and Landscapes	NFL - R10		
Natural Features and Landscapes	Restricted Discretionary Activities		
Natural Features and Landscapes	NFL - R11		
Natural Features and Landscapes	NFL - R12		
Natural Features and Landscapes	Discretionary Activities		
Natural Features and Landscapes	NFL - R13		
Natural Features and Landscapes	NFL - R14		
Natural Features and Landscapes	NFL - R15		
<b>Public Access Section</b>			
<b>Natural Character and Margins of Waterbodies Section</b>			
Natural Character and Margins of Waterbody: NC			
Natural Character and Margins of Waterbody: Natural Character and Margins of Waterbodies			
Natural Character and Margins of Waterbody: Overview			
Natural Character and Margins of Waterbody: Natural Character and the Margins of Waterbodies Objectives			
Natural Character and Margins of Waterbody: NC - O1		Support	This objective provides for activities to occur, provided adverse effects are avoided or minimised.
Natural Character and Margins of Waterbody: NC - O2			
			Amend NC - O3 as follows:  To provide for activities which have a functional <u>or operational</u> need to locate in the margins of lakes, rivers and wetlands in such a way that the impacts on natural character are minimised.
Natural Character and Margins of Waterbody: NC - O3		Support in part	This objective recognises the functional need of some activities to occur with
Natural Character and Margins of Waterbody: Natural Character and the Margins of Waterbodies Policies			
Natural Character and Margins of Waterbody: NC - P1			
			Amend NC - P2 as follows:  Provide for indigenous vegetation removal, <u>minerals extraction, exploration and prospecting activities</u> and earthworks within riparian margins of lakes, rivers and wetlands where significant adverse effects on natural character are minimised as far as practicable and:
Natural Character and Margins of Waterbody: NC - P2		Support in part	This objective recognises the functional and/or operational need of some activities to occur within riparian margins of lakes, rivers and wetlands where these:
			Amend NC - P3 as follows:  Provide for buildings and structures within riparian margins of lakes, rivers and wetlands where these:
Natural Character and Margins of Waterbody: NC - P3		Support in part	This policy recognises the functional need of some activities to occur within riparian margins of lakes, rivers and wetlands where these:
Natural Character and Margins of Waterbody: NC - P4			
Natural Character and Margins of Waterbody: NC - P5			
Natural Character and Margins of Waterbody: Natural Character and the Margins of Waterbodies Rules			
Natural Character and Margins of Waterbody: Note:			
Natural Character and Margins of Waterbody: Permitted Activities			
Natural Character and Margins of Waterbody: NC - R1			
Natural Character and Margins of Waterbody: NC - R2			

Amend NC - R3 as follows:

Indigenous Vegetation Clearance and Earthworks excluding minerals extraction, exploration and prospecting activities, not meeting the Permitted Activity Rules  
Activity Status Discretionary

Alternatively, amend the definition of earthworks to specifically exclude minerals extraction, exploration and prospecting activities so that these rules do not apply to these activities.

Natural Character and Margins of Waterbody NC - R3  
Natural Character and Margins of Waterbody Discretionary Activities  
Natural Character and Margins of Waterbody NC - R3  
Natural Character and Margins of Waterbody NC - R4  
Natural Character and Margins of Waterbody NC - R5

**Financial Contributions Section**

**Subdivision Section**

**General District Wide Matters Section**

**Activities on the surface of water Section**

**Coastal Environment Section**

Coastal Environment CE  
Coastal Environment Coastal Environment  
Coastal Environment Overview  
Coastal Environment Coastal Environment Objectives  
Coastal Environment CE - O1  
Coastal Environment CE - O2

Oppose in part Because the definition of Earthworks does not specifically exclude minerals extraction, exploration and prospecting activities so that these rules do not apply to these activities.

Amend CE - O3 as follows:

To provide for activities which have a functional or operational need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.

Coastal Environment CE - O3  
Coastal Environment Coastal Environment Policies  
Coastal Environment CE - P1  
Coastal Environment CE - P2

Support in part This objective recognises the functional need of some activities to occur with minimised.

Amend CE - P3 as follows:

Only allow new subdivision, use and development within areas of outstanding and high coastal natural character, outstanding coastal natural landscapes and outstanding coastal natural features where:

- a. The elements, patterns, processes and qualities that contribute to the outstanding or high natural character or landscape are maintained;
- b. Significant adverse effects on natural character, natural landscapes and natural features, and adverse effects on areas of significant indigenous biodiversity, areas of outstanding natural character and outstanding natural landscapes and features are avoided;
- c. The development is of a size, scale and nature that is appropriate to the environment;
- d. It is for a Poutini Ngāi Tahu cultural purpose; or
- e. It is ~~National Grid infrastructure~~ an activity that has a functional and operational need to locate in these areas.

Coastal Environment CE - P3  
Coastal Environment CE - P4  
Coastal Environment CE - P5  
Coastal Environment CE - P6  
Coastal Environment CE - P7  
Coastal Environment CE - P8  
Coastal Environment Coastal Environment Rules  
Coastal Environment Note:  
Coastal Environment Permitted Activities  
Coastal Environment CE - R1  
Coastal Environment CE - R2  
Coastal Environment CE - R3  
Coastal Environment CE - R4  
Coastal Environment Permitted Activities within the High Coastal Natural Character Overlay  
Coastal Environment CE - R5  
Coastal Environment CE - R6  
Coastal Environment CE - R7  
Coastal Environment Permitted Activities within the Outstanding Coastal Environment Area

Support in part This policy recognises the functional and operational need of National Grid a operational need to locate in these areas.

Support This policy recognises the functional and operational need for buildings and : Retain as notified.

Oppose The coastal environment encapsulates vast areas of the West Coast Region, Delete Section 2 of CE-R4 entirely, or alternatively allow an increased gross floor area and height limit which is in line with what is permitted in the current District Plans.

Amend CE - R8 as follows:

Additions and Alterations to Buildings and Structures in the Outstanding Coastal Environment Area  
Activity Status Permitted

Where:

1. The addition or alteration increases the building footprint or footprint of the structure by no more than 50100m2;

Alternatively, remove the Outstanding Coastal Natural Character Overlay from the Birchfield Coal Mines site and Kiwirail designated land at Rapahoe.

Coastal Environment CE - R8  
Coastal Environment CE - R9  
Coastal Environment CE - R10

Oppose The Outstanding Coastal Natural Character overlay appears to have been derived from the Birchfield Coal Mines site and Kiwirail designated land at Rapahoe.

Amend CE - R11 as follows:

CE - R11 Earthworks excluding minerals extraction, exploration and prospecting, in the Outstanding Coastal Environment

Oppose in part Because the definition of Earthworks does not specifically exclude minerals extraction, exploration and prospecting, in the Outstanding Coastal Environment

Coastal Environment CE - R11  
Coastal Environment Controlled Activities  
Coastal Environment CE - R12  
Coastal Environment Restricted Discretionary Activities  
Coastal Environment CE - R13  
Coastal Environment CE - R14  
Coastal Environment CE - R15  
Coastal Environment CE - R16  
Coastal Environment CE - R17  
Coastal Environment CE - R18  
Coastal Environment Discretionary Activities  
Coastal Environment CE - R19  
Coastal Environment CE - R20  
Coastal Environment CE - R21  
Coastal Environment Non-complying Activities  
Coastal Environment CE - R22

**Earthworks Section**

Earthworks EW  
Earthworks Earthworks  
Earthworks Overview  
Earthworks Earthworks Objectives  
Earthworks EW - O1  
Earthworks Earthworks Policies

Support This objective is supported, however it is noted that the submission seeks for Retain as notified.

Earthworks Earthworks Earthworks Earthworks Earthworks Earthworks Earthworks	EW - P1 EW - P2 EW - P3 EW - P4 Earthworks Rules Note: Permitted Activities	Support in part	Amend EW - P1 as follows:  Enable <del>temporary and small scale</del> earthworks for the subdivision, use and development of land, the provision of utilities, and hazard mitigation, while managing those with the potential to create significant adverse effects.
Earthworks	EW - R1	Support in part	Amend EW - R1 as follows:  All Permitted activities must comply with the following relevant standards.  Earthworks must not exceed a maximum depth or height above ground level of 1.5m measured vertically within 1.5m of a boundary except where these are undertaken by a network utility operator for the purpose of: Pole foundations; Backfilled trenches; or Installation of services by trenchless methods such as directional drilling; All fill must consist of cleanfill material <u>except for any vegetative matter which is being used as fill on the same site</u> . Amend EW - R2 as follows:  EW - R2 Earthworks <u>excluding minerals extraction, exploration and prospecting activities</u> - All Zones
Earthworks Earthworks	EW - R2 EW - R3	Support in part	Amend EW - R4 as follows:  Earthworks <u>excluding minerals extraction, exploration and prospecting activities</u> in the GRUZ - General Rural Zone, RLZ - Rural Lifestyle Zone, any INZ - Industrial Zone, FUZ - Future Urban Zone, AIRPZ - Airport Zone, any OSRZ - Open Space and Recreation Zone and the MPZ - Māori Purpose Zone
Earthworks Earthworks Earthworks Earthworks Earthworks	EW - R4 EW - R5 EW - R6 Restricted Discretionary Activities EW - R7	Support in part    Oppose	Because the definition of Earthworks does not specifically exclude minerals e   Delete EW - R6
Earthworks Light Section	EW - R8	Support in part	Amend EW - R8 as follows:  EW - R8Earthworks <u>excluding minerals extraction, exploration and prospecting activities</u> in any Zone not meeting Permitted Activity standards
Light Light Light Light Light	LIGHT Light Overview Light Objectives LIGHT - O1		
Light Light	LIGHT - O2 Light Policies	Oppose in part	Amend LIGHT - O2 as follows:  Artificial outdoor lighting is located, designed and operated to maintain the character and amenity values within zones, so that it does not adversely affect the health and safety of people, the safe operation of the transport network, <u>protects views of the night sky</u> , the habitats and ecosystems of nocturnal native fauna and the species themselves.
Light	LIGHT - P1	Oppose in part	Amend LIGHT - P1 as follows:  Provide for the use of artificial outdoor lighting that: a.Allows people and communities to enjoy and use sites and facilities during night time hours and contributes to the security and safety of private and public spaces; b.Maintains the character and amenity values of the zone and surrounding area; c.Supports the social, cultural, and economic wellbeing or health and safety of people and communities, including road safety; d.Minimises sky glow and light spill; and e. <u>Protects, Minimises the adverse effects on</u> the health and well-being of people and ecosystems.
Light Light Light Light Light Light	LIGHT - P2 LIGHT - P3 Light Rules Note: Permitted Activities LIGHT - R1	Oppose in part    Oppose	Amend LIGHT - P2 as follows:  Control the intensity, location and direction of any artificial outdoor lighting to: a.Ensure that any artificial outdoor lighting avoids conflict with existing light sensitive areas and uses; b.Internalise light spill within the site where the outdoor lighting is located; c.Minimises adverse effects on views of the night sky and intrinsically dark landscapes <u>including</u> in areas of outstanding coastal natural character;  Delete LIGHT - R1 Amend LIGHT - R2 as follows:  Where: 1.Outdoor artificial lighting must not exceed the following vertical or horizontal light levels: a.7.00am – 10.00pm: 25 Lux; b.10.00pm – 7.00am: 10 Lux in the PORTZ - Port Zone, and MINZ - Mineral Extraction Zone; and c.10.00pm - 7am: 5 Lux in the TCZ - Town Centre, MUZ - Mixed Use, COMZ - Commercial, HOSZ - Hospital, STADZ - Stadium, AIRPZ - Airport and all INZ - Industrial Zones;
Light Light	LIGHT - R2 LIGHT - R3	Oppose	This rule has a particularly restrictive Lux limit for lighting after 10pm in indu:  Amend LIGHT - R4 as follows:  Where: 1. Outdoor artificial lighting must not exceed the following vertical or horizontal light levels: a. <del>7.00am – 10.00pm: 10 Lux</del> and <del>b. 10.00pm – 7.00am: 2 Lux</del> ;
Light Light	LIGHT - R4 Restricted Discretionary Activities	Oppose in part	This rule introduces a very stringent lux limit for night time lighting in all zone

Light LIGHT - R5  
Light Discretionary Activities  
Light LIGHT - R6

**Noise Section**

Noise NOISE  
Noise Noise  
Noise Overview  
Noise Noise Objectives  
Noise NOISE - O1  
Noise NOISE - O2  
Noise NOISE - O3  
Noise Noise Policies  
Noise NOISE - P1  
Noise NOISE - P2  
Noise NOISE - P3  
Noise NOISE - P4  
Noise Noise Rules  
Noise Note:  
Noise Permitted Activities  
Noise NOISE - R1  
Noise NOISE - R2  
Noise NOISE - R3  
Noise NOISE - R4  
Noise NOISE - R5

Amend NOISE - R6 as follows:

Where:

1.Noise generated by any activity shall not exceed the following noise limits at any point within the notional boundary of any sensitive activity within any site receiving noise:  
a.7:00am to 10:00pm Monday to ~~Sunday Friday and 8:00am to 8:00pm-weekends and public holidays:~~ 55 dB LAeq (15 min)  
b.10:00pm to 7:00am Monday to ~~Sunday Friday and 8:00pm to 8:00am-weekends and public holidays:~~ 45 dB LAeq (15min)  
c.10:00pm to 7:00am all days - 75 dB LAFmax

Noise NOISE - R6  
Noise NOISE - R7  
Noise NOISE - R8  
Noise NOISE - R9  
Noise NOISE - R10  
Noise NOISE - R11  
Noise Restricted Discretionary Activities  
Noise NOISE - R12  
Noise NOISE - R13

Support in part The submitter supports the inclusion of appropriate noise standards. However

Support The submitter supports the inclusion of an appropriate noise standard for the Retain as notified.

**Signs Section**

**Temporary Activities Section**

**PART 3 - AREA-SPECIFIC MATTERS Section**

**ZONES Section**

**Open Space and Recreation Zones Section**

Open Space and Recreation Zones Open Space and Recreation Zones  
Open Space and Recreation Zones OSRZ  
Open Space and Recreation Zones Open Space and Recreation Zones

Oppose The Proposed Plan includes Open Space and Recreation Zones. These have to be in the Planning Maps, replace the Open Space Zones with General Rural Zone on rural public conservation land

Retain the following wording:

"The nature of the West Coast, with its extensive mineral deposits, combined with 84% of the land area being located in public conservation estate, means that provision is also made for mineral extraction within the Open Space Zone."

Open Space and Recreation Zones Overview  
Open Space and Recreation Zones OSRZ - Open Space and Recreation Zones Objectives  
Open Space and Recreation Zones OSRZ - O1  
Open Space and Recreation Zones OSRZ - O2  
Open Space and Recreation Zones OSRZ - Open Space and Recreation Zones Policies  
Open Space and Recreation Zones OSRZ - P1  
Open Space and Recreation Zones OSRZ - P2  
Open Space and Recreation Zones OSRZ - P3  
Open Space and Recreation Zones OSRZ - P4  
Open Space and Recreation Zones OSRZ - P5  
Open Space and Recreation Zones OSRZ - P6  
Open Space and Recreation Zones OSRZ - P7  
Open Space and Recreation Zones OSRZ - P8

Support in part The overview of the Open Space Zone notes that minerals extraction can occur within the Open Space Zone."

Amend OSRZ - P9 as follows:

Provide for the range of purposes where compatible with the open space values including:  
a.The ongoing operation and appropriate management of cemeteries;  
b.Camping opportunities at rivers, lakes and coastal areas where this is compatible with the values of the open space;  
c.Gravel and shingle extraction for roading networks and other local purposes;  
d.Quarries for rock;  
e.Pastoral farming including grazing as a management tool;  
f.Mineral extraction ~~exploration and prospecting~~ of resources where ~~there is a functional or operational need to locate there; these are limited in their location;~~ and  
g.Water supply and drainage networks where this supports local

Open Space and Recreation Zones OSRZ - P9  
Open Space and Recreation Zones OSRZ - P10  
Open Space and Recreation Zones Open Space Zone  
Open Space and Recreation Zones OSRZ - P11  
Open Space and Recreation Zones OSRZ - P12  
Open Space and Recreation Zones OSRZ - P13

Support in part This policy seeks to provide for a range of activities, and provides for mineral community needs.

Amend OSRZ - P14 as follows:

Provide for mineral extraction activities within the OSZ - Open Space Zone where:  
~~a.Impacts on open space and recreation values of the site are minimised;~~  
~~b.This is provided for within any Open Space Management Plan for the area;~~  
c.Adverse effects on open space and recreation values and the environment are avoid, mitigated, remedied, offset or compensated;  
d.Sites are rehabilitated at the end of the mineral extraction activity to enable the land to be used for an appropriate activity.

Open Space and Recreation Zones OSRZ - P14  
Open Space and Recreation Zones Sport and Active Recreation Zone  
Open Space and Recreation Zones OSRZ - P15  
Open Space and Recreation Zones OSRZ - P16  
Open Space and Recreation Zones OSRZ - P17  
Open Space and Recreation Zones Natural Open Space Zone  
Open Space and Recreation Zones OSRZ - P18  
Open Space and Recreation Zones OSRZ - P19  
Open Space and Recreation Zones OSRZ - P20

Support in part This policy specifically provides for minerals extraction activities, however co enable the land to be used for an appropriate activity.



**Natural Open Space Zone Section**

Natural Open Space Zone	NOSZ
Natural Open Space Zone	Natural Open Space Zone
Natural Open Space Zone	Overview
Natural Open Space Zone	NOSZ - Natural Open Space Zone Rules
Natural Open Space Zone	Permitted Activities
Natural Open Space Zone	NOSZ - R1
Natural Open Space Zone	NOSZ - R2
Natural Open Space Zone	NOSZ - R3
Natural Open Space Zone	NOSZ - R4
Natural Open Space Zone	NOSZ - R5
Natural Open Space Zone	NOSZ - R6
Natural Open Space Zone	Restricted Discretionary Activities
Natural Open Space Zone	NOSZ - R7
Natural Open Space Zone	NOSZ - R8
Natural Open Space Zone	NOSZ - R9
Natural Open Space Zone	Discretionary Activities
Natural Open Space Zone	NOSZ - R10
Natural Open Space Zone	NOSZ - R11
Natural Open Space Zone	NOSZ - R12
Natural Open Space Zone	Non-complying Activities
Natural Open Space Zone	NOSZ - R13
Natural Open Space Zone	NOSZ - R14
Natural Open Space Zone	NOSZ - R15

Amend NOSZ as follows:

NOSZ - R16Mineral Extraction Activities

Natural Open Space Zone	NOSZ - R16	Oppose in part	This rule makes mineral extraction activities non-complying. It is not consider Activity Status <u>Discretionary</u> <del>Non-complying</del>
Natural Open Space Zone	NOSZ - R17		

**Open Space Zone Section**

Open Space Zone	OSZ
Open Space Zone	Open Space Zone
Open Space Zone	Overview
Open Space Zone	OSZ - Open Space Zone Rules
Open Space Zone	Note:
Open Space Zone	Permitted Activities
Open Space Zone	OSZ - R1
Open Space Zone	OSZ - R2
Open Space Zone	OSZ - R3
Open Space Zone	OSZ - R4
Open Space Zone	OSZ - R5
Open Space Zone	OSZ - R6
Open Space Zone	OSZ - R7
Open Space Zone	OSZ - R8
Open Space Zone	OSZ - R9
Open Space Zone	OSZ - R10
Open Space Zone	OSZ - R11
Open Space Zone	OSZ - R12
Open Space Zone	Controlled Activities
Open Space Zone	OSZ - R13
Open Space Zone	Restricted Discretionary Activities
Open Space Zone	OSZ - R14
Open Space Zone	OSZ - R15
Open Space Zone	OSZ - R16
Open Space Zone	OSZ - R17
Open Space Zone	OSZ - R18

This rule classifies mineral extraction, exploration and prospecting as a restricted discretionary activity. This activity status is considered appropriate given the recognition in the objectives and policies and overview text, which recognises that minerals are located within open space and recreation zones.

Open Space Zone	OSZ - R19	Support		Retain as notified.
Open Space Zone	OSZ - R20			
Open Space Zone	Discretionary Activities			
Open Space Zone	OSZ - R21			

This rule classifies mineral extraction, exploration and prospecting as a discretionary activity within specific overlay areas. This activity status is considered appropriate given the recognition in the objectives and policies and overview text, which recognises that minerals are located within open space and recreation zones.

Open Space Zone	OSZ - R22	Support		Retain as notified.
Open Space Zone	OSZ - R23			
Open Space Zone	Non-complying Activities			
Open Space Zone	OSZ - R24			
Open Space Zone	OSZ - R25			
Open Space Zone	OSZ - R26			

**Sport and Active Recreation Zone Section**

**Commercial and Mixed Use Zones Section**

**Commercial Zone Section**

**Mixed Use Zone Section**

**Neighbourhood Centre Zone Section**

**Town Centre Zone Section**

**Industrial Zones Section**

**General Industrial Zone Section**

**Light Industrial Zone Rules Section**

Light Industrial Zone Rules	LIZ
Light Industrial Zone Rules	Light Industrial Zone Rules
Light Industrial Zone Rules	Overview
Light Industrial Zone Rules	Light Industrial Zone Rules
Light Industrial Zone Rules	Note:
Light Industrial Zone Rules	Permitted Activities

Activity Status Permitted	Where:		
1.The maximum building height above ground level is 12m;			
2.Maximum site coverage is 65%;			
3.Buildings are setback a minimum:			
i.10m from State Highways; and			
ii.5m from road boundaries, any Residential Zone, Open Space Zone or Settlement Zone boundary and the Rail Corridor;			
4.All external storage and car parking areas shall be screened by a 1.8m fence or landscaping so that:			
i.It is not visible from any adjacent Residential Zone or Settlement Zone boundary or adjacent public place; and			
ii.The fence or landscaping is set back from the road boundary so that it does not restrict visibility;			
5.No blasting or vibration shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on Saturdays with no blasting or vibration to be undertaken on Sundays or public holidays;			
<del>6. There shall be no offensive or objectionable dust nuisance at or beyond the LIZ – Light Industrial Zone boundary as a result of the activity;</del>			
7.The area adjoining the road frontage of all sites, and the side boundary of a site that adjoins a RESZ - Residential, SETZ - Settlement, OSZ - Open Space, SARZ - Sport and Recreation Zone or MUZ - Mixed Use Zone shall contain landscaping as follows:			
a.A minimum width of 2 metres that will, within two years of being planted, reach a minimum height of 1m, provided that lower heights are			
This rule contains a number of problematic provisions for industrial activities.			
This rule requires as a condition that there is no dust nuisance at the Light Industrial Zone Boundary. While dust nuisance is often a matter of discretion when considering land use consents required by a District Plan, it would be unusual to have a rule which effectively seeks to limit air discharges. The West Coast Regional Air Plan controls air discharges and the rule is inappropriate.			
Similarly the West Coast Regional Land and Water Plan is the appropriate plan to control stormwater discharge, and there is no requirement for a stormwater disposal rule in the Proposed Plan.			
Oppose in part			
Light Industrial Zone Rules	LIZ - R1		
Light Industrial Zone Rules	LIZ - R2		
Light Industrial Zone Rules	LIZ - R3		
Light Industrial Zone Rules	LIZ - R4		
Light Industrial Zone Rules	LIZ - R5		
Light Industrial Zone Rules	LIZ - R6		
Light Industrial Zone Rules	LIZ - R7		
Light Industrial Zone Rules	LIZ - R8		
Light Industrial Zone Rules	Restricted Discretionary Activities		
Light Industrial Zone Rules	LIZ - R9		
Light Industrial Zone Rules	LIZ - R10		
Light Industrial Zone Rules	LIZ - R11		
Light Industrial Zone Rules	Discretionary Activities		
Light Industrial Zone Rules	LIZ - R12		
Light Industrial Zone Rules	LIZ - R13		
Light Industrial Zone Rules	LIZ - R14		
Light Industrial Zone Rules	Non-complying Activities		
Light Industrial Zone Rules	LIZ - R15		
<b>Residential Zones Section</b>			
<b>General Residential Zone Section</b>			
<b>Large Lot Residential Zone Section</b>			
<b>Medium Density Residential Zone Section</b>			
<b>Rural Zones Section</b>			
Rural Zones	Rural Zones		
Rural Zones	RURZ		
Rural Zones	Rural Zones - Objectives and Policies		
Rural Zones	Overview		
Rural Zones	Note with Regard to Plantation Forestry		
Rural Zones	Rural Zones Objectives		
		Amend RURZ - O1 as follows:	
		"To provide for a range of activities, uses and developments, including primary production, that maintain the amenity and rural character values of the rural environment, while retaining highly productive land for and rural activities, and supporting a productive rural working environment."	
Rural Zones	RURZ - O1	Support in part	This objective is enabling of activities in the rural zones, however wording co
Rural Zones	RURZ - O2		
Rural Zones	RURZ - O3		
Rural Zones	RURZ - O4		
			Amend RURZ - O5 as follows:
			To support provide for the use and extraction of mineral resources located within the rural environment, recognising that mineral resources are widespread, and that provided adverse effects are minimised and rehabilitation of land occurs following mineral extraction, mineral extraction can be appropriate in a range of locations.
Rural Zones	RURZ - O5	Support in part	This objective recognises the extraction of mineral resources occurs in the ru
Rural Zones	RURZ - O6		
Rural Zones	Rural Zones Policies		
Rural Zones	Rural Amenity and Character		
Rural Zones	RURZ - P1	Support	This policy supports a wide range of activities, which includes minerals extrat
Rural Zones	RURZ - P2		Retain as notified.
			Amend RURZ - P3 as follows:
			Expansion of existing settlements beyond current boundaries should support the existing character and amenity of the settlement and avoid areas of high hazard risk, high natural or Poutini Ngāi Tahu cultural values, or significant agricultural primary production values.
Rural Zones	RURZ - P3	Support in part	The policy provides for management of reverse sensitivity effects on certain
Rural Zones	RURZ - P4		
Rural Zones	Production Values		
Rural Zones	RURZ - P5		
Rural Zones	Non-Rural Activities		
Rural Zones	RURZ - P6		
Rural Zones	RURZ - P7		
Rural Zones	RURZ - P8		
Rural Zones	Visitor Economy		
Rural Zones	RURZ - P9		
Rural Zones	RURZ - P10		
Rural Zones	Infrastructure in Rural Areas		
Rural Zones	RURZ - P11		
Rural Zones	RURZ - P12		
Rural Zones	RURZ - P13		
Rural Zones	RURZ - P14		
Rural Zones	Reverse sensitivity		
Rural Zones	RURZ - P15	Support	The policy provides for management of reverse sensitivity effects and is sup
Rural Zones	RURZ - P16		Retain as notified.
Rural Zones	Papakāinga housing		
Rural Zones	RURZ - P17		
Rural Zones	Mineral Extraction		
			Amend RURZ - P18 as follows:
			Recognise that mineral resources are fixed in location and enable mineral extraction activities provided adverse effects are avoided, remedied, or
Rural Zones	RURZ - P18	Support in part	This policy provides for adverse effects to be avoided, remedied or mitigated mitigated, offset or compensated for.

Rural Zones	RURZ - P19	Amend RURZ - P19 as follows:	
Rural Zones	RURZ - P20	Manage conflicts between mineral extraction activities and other land uses by ensuring that:	
Rural Zones	RURZ - P21		a.Standards to <del>manage adverse effects</del> <u>minimise impacts</u> on the amenity, rural character and natural values of rural areas are met; and
Rural Zones	RURZ - P22		b.Activities that are incompatible with the effects of mineral extraction activities are not established close to existing mineral extraction activities.
Rural Zones	RURZ - P23	Support in part	This policy is supported, however amendments are sought for consistency
Rural Zones	RURZ - P24	Support	This policy requires the provision of adequate information to assess effects a Retain as notified.
		Support	This policy requires rehabilitation of land following mineral extraction in an a Retain as notified.
		Support	This policy supports co-ordination which will avoid duplication of effort in re Retain as notified.
		Support	This policy supports the creation of Minerals Extraction Zones where the res Retain as notified.

Rural Zones	RURZ - P25	Amend RURZ - P25 as follows:	
Rural Zones	Airfields and Helipads	RURZ - P25	Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by:
Rural Zones	RURZ - P26		a.Utilising management, mitigation and rehabilitation plans as a key tool;
Rural Zones	RURZ - P27		b.Managing dust, noise, vibration, access and lighting to maintain amenity values;
Rural Zones	RURZ - P28		c.Managing traffic generation impacts on the operation and maintenance of the transport network;
Rural Zones	GRUZ - PREC1 - Community Living Precinct Policy		d. <del>Avoiding or mitigating impacts</del> <u>Managing adverse effects</u> on significant indigenous vegetation and significant habitats of indigenous fauna;
Rural Zones	GRUZ - PREC1 - P1	Support in part	This policy seeks maintenance of amenity and quality of the environment, h
Rural Zones	SETZ - PREC2 - Settlement Centre Precinct Policy		
Rural Zones	SETZ - PREC2 - P2		
Rural Zones	SETZ - PREC3 - Coastal Settlement Precinct Policy		
Rural Zones	SETZ - PREC3- P3		
Rural Zones	SETZ - PREC4 - Rural Residential Precinct Policy		
Rural Zones	SETZ - PREC4 - P4		
Rural Zones	GRUZ - PREC 5 - Highly Productive Land Precinct Policy		
Rural Zones	GRUZ - PREC5 - P5		

**General Rural Zone Section**

General Rural Zone	GRUZ		
General Rural Zone	General Rural Zone - Rules		
General Rural Zone	Overview		
General Rural Zone	General Rural Zone Rules		
General Rural Zone	Note:		
General Rural Zone	Permitted Activities		
General Rural Zone	GRUZ - R1		
General Rural Zone	GRUZ - R2		
General Rural Zone	GRUZ - R3		
General Rural Zone	GRUZ - R4		
General Rural Zone	GRUZ - R5		
General Rural Zone	GRUZ - R6		
General Rural Zone	GRUZ - R7		
General Rural Zone	GRUZ - R8		
General Rural Zone	GRUZ - R9		
General Rural Zone	GRUZ - R10		
General Rural Zone	GRUZ - R11	Support	This rule provides for minerals exploration and prospecting and is supported Retain as notified.
General Rural Zone	GRUZ - R12	Support	This rule provides for minerals extraction as a permitted activity, albeit in lim Retain as notified.
General Rural Zone	GRUZ - R13		
General Rural Zone	GRUZ - R14		
General Rural Zone	Controlled Activities		
General Rural Zone	GRUZ - R15		
General Rural Zone	GRUZ - R16		
General Rural Zone	GRUZ - R17		
General Rural Zone	GRUZ - R18		
General Rural Zone	GRUZ - R19		
General Rural Zone	Restricted Discretionary Activities		
General Rural Zone	GRUZ - R20		
General Rural Zone	GRUZ - R21		
General Rural Zone	GRUZ - R22		
General Rural Zone	GRUZ - R23		
General Rural Zone	GRUZ - R24	Oppose	Non-rural activities is not defined. Without any definition it is unclear what i Delete GRUZ - R24

		Amend GRUZ - R25 as follows:	
		GRUZ - R25Mineral Extraction <u>Prospecting and Exploration</u> Activities not meeting Permitted or Controlled Activity Standards	
		...	
		Discretion is restricted to:	
		a.Management of access, parking and traffic generation;	
		b.Noise, glare, light, dust, blasting and vibration management;	
		c.Hours of operation;	
		d.Hazardous substances and waste management;	
		e.Historic and Poutini Ngāi Tahu cultural heritage requirements;	
		f.Extent and management of earthworks and indigenous vegetation clearance;	
		g.Effects on any threatened fauna or flora or their habitats;	
		h.Design and location of buildings, structures and infrastructure;	
		i.Landscape measures;	
		j.Maintaining public access;	
		k.Effects on riparian margins <del>and water quality</del> ;	
		l.Monitoring, reporting and community liaison requirements;	
		m.Financial contributions and any requirement for bonds; and	
		n.Site rehabilitation and mine closure requirements.	

General Rural Zone	GRUZ - R25	Oppose in part	Matters of discretion include water quality. This is not a district planning ma n.Site rehabilitation and mine closure requirements.
General Rural Zone	GRUZ - R26		
General Rural Zone	Discretionary Activities		
General Rural Zone	GRUZ - R27		
General Rural Zone	GRUZ - R28		
General Rural Zone	GRUZ - R29		
General Rural Zone	GRUZ - R30		
General Rural Zone	GRUZ - R31		
General Rural Zone	GRUZ - R32		
General Rural Zone	GRUZ - R33	Oppose	GRUZ - R25 makes minerals extraction a restricted discretionary activity. If a Delete GRUZ-32.
General Rural Zone	Non-complying Activities		
General Rural Zone	GRUZ - R34		
General Rural Zone	GRUZ - R35		

**Rural Lifestyle Zone Section**

**Settlement Zone Section**

SPZ - Special Purpose Zones Section

Airport Zone Section

Buller Coalfield Zone Section

Future Urban Zone Section

Hospital Zone Section

Mineral Extraction Zone Section

Mineral Extraction Zone	MINZ			
Mineral Extraction Zone	Mineral Extraction Zone	Support	Birchfield Coal Mines supports the inclusion of the Mineral Extraction Zone, \	Retain the Minerals Extraction Zone, with amendments as proposed in relation to specific provisions throughout this submission.
Mineral Extraction Zone	Overview			
Mineral Extraction Zone	Mineral Extraction Zone Objectives			
Mineral Extraction Zone	MINZ - O1	Support	This objective enables mineral extraction activities in the MINZ and is suppor	Retain as notified. Amend MINZ - O2 as follows:  To ensure exploration, extraction and processing of minerals within the MINZ - Mineral Extraction Zone <del>minimises-manages</del> adverse effects on the environment, the community and the relationship of Poutini Ngāi Tahu with their ancestral lands, sites and areas of significance, water, wāhi tapu and other taonga.
Mineral Extraction Zone	MINZ - O2	Support in part	This objective recognises the need to address adverse effects, however a wo	other taonga.
Mineral Extraction Zone	Mineral Extraction Policies	Support	This policy encourages the recognition of important mineral resources throu	Retain as notified.
Mineral Extraction Zone	MINZ - P1	Support	This policy recognises the need to protect mineral resources from reverse sei	Retain as notified.
Mineral Extraction Zone	MINZ - P2	Support	This policy recognises the need to protect mineral resources from reverse sei	Retain as notified. Amend MINZ - P3 as follows:  To ensure that after mineral extraction, all mine sites in the MINZ - Mineral Extraction Zone are rehabilitated to <del>the best practicable practice</del> environmental standards and to provide for future use and activities appropriate to the area.
Mineral Extraction Zone	MINZ - P3	Support in part	This policy requires rehabilitation of land following mineral extraction, and is	appropriate to the area. Amend MINZ - P4 as follows:  Maintain the quality of the environment, landscape, ecological values, character and amenity of the areas surrounding the MINZ - Mineral Extraction Zone as far as practicable by: a.Utilising management, monitoring, rehabilitation and mine closure plans as a key tool; b.Managing dust, noise, vibration, access and lighting to maintain amenity values; c.Managing traffic generation, load type and vehicle characteristics on the operation and maintenance of the transport network; d.Managing <del>adverse effects impacts</del> on significant indigenous vegetation and significant habitats of indigenous fauna;
Mineral Extraction Zone	MINZ - P4	Support in part	This policy recognises the need to address adverse effects, however a wordir	and significant habitats of indigenous fauna;
Mineral Extraction Zone	MINZ - P5	Support	This policy provides for adverse effects to be managed using the effects man	Retain as notified.
Mineral Extraction Zone	MINZ - P6	Support	This policy recognises the need for Poutini Ngai Tahu involvement in certain	Retain as notified. Amend MINZ - P7 as follows:  Manage conflicts between mineral extraction activities and other land uses by ensuring that: a.Performance standards to <del>manage adverse effects</del> <del>minimise impacts</del> on the amenity, rural character and natural values of adjacent areas are met; and b.Activities that are incompatble with the effects of mineral extraction and ancillary activities are not established in the MINZ - Mineral Extraction
Mineral Extraction Zone	MINZ - P7	Support in part	This policy seeks manage conflicts between activities. A wording amendmen	Zone.
Mineral Extraction Zone	MINZ - P8	Support	This policy seeks to ensure coordination with the West Coast Regional Counc	Retain as notified.
Mineral Extraction Zone	Rules			
Mineral Extraction Zone	Note:			
Mineral Extraction Zone	Permitted Activities			
Mineral Extraction Zone	MINZ - R1			
Mineral Extraction Zone	MINZ - R2	Support in part	This rule seeks to provide for minerals extraction activities where lawfully est	provided for under Section 10 of the Act." Retain as notified.
Mineral Extraction Zone	MINZ - R3	Support	This rule provides for ancillary activities and is supported.	Retain as notified.
Mineral Extraction Zone	MINZ - R4			
Mineral Extraction Zone	MINZ - R5			
Mineral Extraction Zone	Controlled Activities			
Mineral Extraction Zone	MINZ - R6	Support	The activity status for vegetation clearance is supported.	Retain as notified.
Mineral Extraction Zone	Restricted Discretionary Activities			
Mineral Extraction Zone	MINZ - R7	Support	The activity status for mineral extraction activities is supported	Retain as notified.
Mineral Extraction Zone	Discretionary Activities			
Mineral Extraction Zone	MINZ - R8			
Mineral Extraction Zone	Non-complying Activities			
Mineral Extraction Zone	MINZ - R9			
Mineral Extraction Zone	MINZ - R10			

Māori Purpose Zone Section

Port Zone Section

Stadium Zone Section

Scenic Visitor Zone Section

Development Areas Section

Designations Section

PART 4 - APPENDICES Section

Schedules Section

SCHED1A - SCHEDULE OF HISTORIC HERITAGE ITEMS AND AREAS Section

SCHED1B - SCHEDULE OF ARCHEOLOGICAL SITES Section

SCHED2 - SCHEDULE OF NOTABLE TREES Section

SCHED3 - SITES AND AREAS OF SIGNIFICANCE TO MĀORI Section

SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS Section

- SCHED4 - SCHEDULE OF SIGNIFICANT NATURA SCHED4 - SCHEDULE OF SIGNIFICANT NATURAL AREAS
- SCHED4 - SCHEDULE OF SIGNIFICANT NATURA PUN - W033
- SCHED4 - SCHEDULE OF SIGNIFICANT NATURA PUN - W034
- SCHED4 - SCHEDULE OF SIGNIFICANT NATURA PUN - 123
- SCHED4 - SCHEDULE OF SIGNIFICANT NATURA PUN - 124
- SCHED4 - SCHEDULE OF SIGNIFICANT NATURA PUN - 044
- SCHED4 - SCHEDULE OF SIGNIFICANT NATURA PUN - 049
- SCHED4 - SCHEDULE OF SIGNIFICANT NATURA DOC - 004
- SCHED4 - SCHEDULE OF SIGNIFICANT NATURA HOC - 083
- SCHED4 - SCHEDULE OF SIGNIFICANT NATURA HOC - 087
- SCHED4 - SCHEDULE OF SIGNIFICANT NATURA HOC - 089
- SCHED4 - SCHEDULE OF SIGNIFICANT NATURA HOC - 091
- SCHED4 - SCHEDULE OF SIGNIFICANT NATURA HOC - 093
- SCHED4 - SCHEDULE OF SIGNIFICANT NATURA HOC - 094
- SCHED4 - SCHEDULE OF SIGNIFICANT NATURA HOC - 095
- SCHED4 - SCHEDULE OF SIGNIFICANT NATURA HOC - P03

SCHED4 - SCHEDULE OF SIGNIFICANT NATURA BLA/MAI - QEII  
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA BLA - P002  
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA MAI - 065  
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA TOT - P004  
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA TOT - 079  
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA TOT - 112  
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA TOT - 131  
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA TOT - 134  
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA SNA - 2  
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA SNA - 3  
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SCHED4 - SCHEDULE OF SIGNIFICANT NATURA SNA - 9  
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA SNA - 10  
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA SNA - 11  
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA DOC - 009  
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA DOC - 010  
SCHED4 - SCHEDULE OF SIGNIFICANT NATURA DOC - 011

**SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES Section**

SCHED5 - SCHEDULE OF OUTSTANDING NATUF SCHED5 - SCHEDULE OF OUTSTANDING NATURAL LANDSCAPES  
SCHED5 - SCHEDULE OF OUTSTANDING NATUF ONL1  
SCHED5 - SCHEDULE OF OUTSTANDING NATUF ONL2  
SCHED5 - SCHEDULE OF OUTSTANDING NATUF ONL3  
SCHED5 - SCHEDULE OF OUTSTANDING NATUF ONL4  
SCHED5 - SCHEDULE OF OUTSTANDING NATUF ONL5  
SCHED5 - SCHEDULE OF OUTSTANDING NATUF ONL6  
SCHED5 - SCHEDULE OF OUTSTANDING NATUF ONL7  
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SCHED5 - SCHEDULE OF OUTSTANDING NATUF ONL54  
SCHED5 - SCHEDULE OF OUTSTANDING NATUF ONL54  
SCHED5 - SCHEDULE OF OUTSTANDING NATUF ONL55

**SCHED6 - SCHEDULE OF OUTSTANDING NATURAL FEATURES Section**

**SCHED7 - SCHEDULE OF HIGH COASTAL NATURAL CHARACTER Section**

**SCHED8 - SCHEDULE OF OUTSTANDING COASTAL NATURAL CHARACTER Section**

**SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS Section**

SCHED9 - LAWFULLY ESTABLISHED MINERAL E: SCHED9 - LAWFULLY ESTABLISHED MINERAL EXTRACTION AND PROCESSING AREAS Support in part The submitter supports the inclusion of the schedule of lawfully established i Include any lawfully established minerals processing and extraction area consented before decisions are made on this Proposed Plan.  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Buller Coalfield Zone  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Stockton Mine  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Denniston Plateau  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Mineral Extraction Zone  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Roa Mine Blackball  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Rajah Mine, Blackball  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Echo Mine, Reefton  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: New Creek Mine, New Creek  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Giles Creek Mine Reefton  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Mai Mai Siding  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Reefton Distribution Centre  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Island Block Mine Reefton  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Grey Valley Distribution Centre, Ikamatua  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Strongman Mine, Rapahoe  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Strongman Mine, Access and infrastructure  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Strongman East Mine  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Rapahoe Coal Yard  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Rocky Creek Coal Washery  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Kaiata Yard  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Kiwi Quarry  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Karamea Quarry  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Blackball Quarry  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Okuru Quarry  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: BRM Developments lanthe Forest Mine  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Birchfields Ross Mine  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: R&M Mining Mine Ross Township  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Reefton Restoration Project/ Globe Progress Mine  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Snowy River Gold Mine  
SCHED9 - LAWFULLY ESTABLISHED MINERAL E: Westland Schist Quarry

Appendices Section

Appendix One: Transport Performance Standards Section

Appendix Two: Recession Planes Section

Appendix Three: Design Guidelines Section

Appendix Four: Accidental Discovery Protocols Section

Appendix Five: Statutory Acknowledgements Section

Appendix Six: Nohoanga Entitlements Section

Appendix Seven: Mineral Extraction Management Plan Requirements Section

Appendix Seven: Mineral Extraction Managem Appendix Seven: Mineral Extraction Management Plan Requirements

Management Plan as follows:

- 1.Introduction
- i.Statutory Approvals – status
- ii.Location
- iii.Overview of the mineral extraction operations
- 2.Receiving Environment (address all that are relevant)
- i.Climate
- ii.Geology
- iii.Hydrology – including presence of lakes, wetlands and waterways
- iv.Terrestrial ecology including key species
- v.Landscape context
- vi.Neighbouring land uses
- vii.Coastal environment
- 3.Management of Environmental Effects
- i.Terrestrial Ecology (address all that are relevant)
- a.Native vegetation
- b.Native fauna
- c.Significant natural areas
- d.Key species
- e.Key risks to be managed
- f.Any specific species or ecosystem management plans
- ii.Landscape values and Amenity (address all that are relevant)
- a.Landscape values
- b.Neighbouring landuses
- iii.Management of hazardous substances

Appendix Seven: Mineral Extraction Managem Outline of Content Requirements for a Mineral Extraction Management Plan

Appendix Eight: Community Living Precinct Concept Plans Section

Appendix Nine: Airport Approach Path Overlay Section

Appendix Ten: New Zealand Archaeological Association Sites of Māori Origin Section

Oppose in part The proposed Mineral Extraction Management Plan requirements are preser

iii. Management of hazardous substances